

**QUARTER 1
2003****A Quarterly
Summary on IGR
Submittals and
Development
Activity in the
SCAG Region**

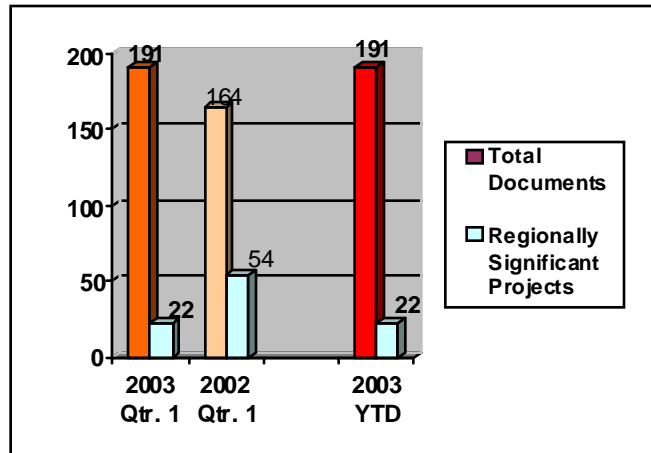
SCAG's IGR Section received, logged and reviewed over 190 documents for a variety of projects, programs and plans within the six County SCAG region.

On average, SCAG's IGR Section receives over 600 documents each year.

IGR BULLETIN

QUARTER 1 - 2003: IGR ACTIVITY SUMMARY

During the first quarter of 2003, SCAG's Intergovernmental Review Section (IGR) received, logged and reviewed 191 documents for a variety of projects, programs and plans within the six County SCAG region. This is an increase in the number of documents received for the same quarter last year. In addition, there is a decrease in the number of regionally significant projects.



On average, SCAG's IGR Section receives over 600 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of development activity for the first quarter of 2003.

- More than half of the documentation received for this quarter was from Los Angeles and Imperial Counties. The documentation was for projects related to public facilities, residential and commercial developments.

Documentation was received on 43 projects related to commercial, industrial, mixed-use, office and residential activity. Of that total, nine projects are of regional significance. The table below shows each development type with its potential square footage and number of dwelling units. A map on page 6, shows the general location of each development type.

Development Types	Non Significant Projects	Reg. Significant Projects	Total S.F. / DU
COMMERCIAL	715,238 s.f.	650,000 s.f.	1,365,238 s.f.
INDUSTRIAL	153,120 s.f.	20,001,000 s.f.	10,154,120 s.f.
MIXED-USE	32,500 s.f. 0 du	1,615,000 s.f. 2,499 du	1,647,500 s.f. 2,499 du
OFFICE	270,470 s.f.	0 s.f.	270,470 s.f.
RESIDENTIAL	2,340 du	1,715 du	4,055 du

- Commercial:** Staff received documentation on 23 commercial projects. Ten projects represent a development potential of approximately 1.37 million square feet of commercial space. One project of regional significance was received. The **Home Stretch at Hollywood Park** project will consist of a 650,000 square foot retail/restaurant complex, to be comprised of detached or semi-detached single-story structures. The proposed Project will be located on approximately 60 acre, south of 90th Street between Prairie Avenue and Carlton Drive in the City of Inglewood. The majority of the proposed new commercial development floor area will occur in Los Angeles County.
- Industrial:** Staff received documentation on 11 industrial projects. Seven projects represent a development potential of approximately 20.1 million square feet. Three industrial projects of regional significance were received. The **Southern California Logistical Airport Specific Plan Project** will consist of approximately 15.7 million square feet of general industrial building area on 1,440-acres. The proposed Project is located in the City of Victorville. The **North Rialto Warehouse Distribution Center** is a regional distribution warehouse facility on approximately 220-acres. The proposed Project, located in the City of Rialto, will consist of 3.3 million square feet of floor area. A **Tilt-Up Warehouse/Industrial Building** will consist of 1,001,000 square feet of industrial floor area. The approximately 46-

QUARTER 1 - 2003: IGR ACTIVITY SUMMARY, CONT.

acre site is located along Mountain Avenue in the City of Chino. The majority of the new industrial development will occur in San Bernardino County.

- Staff received documentation on seven mixed-use projects. Five projects represent a development potential of approximately 1.65 million square feet of floor area along with approximately 2,500 residential units. Three mixed-use projects of regional significance were received. The **Los Angeles Air Force Base Specific Plan Project** considers a series of actions related to the possible conveyance, development and use of four properties currently belonging to the Los Angeles Air Force Base. Area A would consider the development and construction of a gated residential community with up to 975 residential units. Area B would consider the development and construction of approximately 560,000 square feet of new administrative and special purpose facilities. The Lawndale Annex would consider the development and construction of up to 333 condominium units, while the Sun Valley property would not consider any development activities. The proposed development sites are located in the cities of El Segundo and Hawthorne. The **Civic Center Specific Plan Update** consists of an update to the City of Santa Monica Civic Center Specific Plan for a 62-acre site. The Specific Plan allows for the development of up to 16.4 acres of public open space, 675 residential units in a mixed-use residential/commercial development with 20,000 square feet of commercial floor area, community facilities, reconfigured commercial space, office space, street and parking improvements. The **Pacific City Project** considers the development of a mixed-use visitor-serving commercial center with a residential village. Major components include a 400-room hotel, 240,000 square feet of commercial uses and up to 516 condominium units. The 31.5-acre site is located at the southeast intersection of Atlanta Avenue and Huntington Street, in the City of Huntington Beach. The majority of the proposed new commercial development floor area will occur in Los Angeles County.
- Staff received documentation on three office projects. Two projects represent a development potential of approximately 270,000 square feet. No office projects of regional significance were received. The majority of the proposed new office development floor area will occur in Los Angeles County.
- Staff received documentation on 38 residential projects. Nineteen projects represent a development potential of approximately 4,050 residential units, including 152 senior housing units. Two residential project of regional significance was received. The **Archestone Gateway Project** considers the development of an 884-unit multi-family residential community with amenities on approximately 21-acres within the Cities of Anaheim and Orange, in north-central Orange County. The boundaries of the Cities of Anaheim and Orange bisect the project site east to west with approximately 7.46-acres within the City of Anaheim and approximately 13.11 acres within the City of Orange. The **Lyons Ranch Project** will consist of 831 residential units including 170 single-family units, 129 multi-family units, 380 apartment units and 152 senior housing units. The approximately 350-acre site is located adjacent to the western City of Santa Clarita boundary in unincorporated Los Angeles. The majority of the new residential units will be developed in Los Angeles County.

IGR WEB PAGE

The IGR web page includes staff prepared publications describing items and projects received by the IGR Section, and other web sites that may be useful to persons seeking information about how to comply with CEQA and the CEQA Guidelines. For more information, please visit SCAG's IGR web page at www.scag.ca.gov/igr/.

QUARTER 1
2003**QUARTER 1 – 2003: IGR ACTIVITY**

Quarterly Activity	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.
TOTAL DOCUMENTS RECEIVED	191			
REG. SIG. PROJECTS REVIEWED	22			

DOCUMENT TYPE	All Documents	Reg. Sig. Documents
NOP	44	16
DRAFT EIR	22	4
EA	10	0
ND	10	1
MND	28	1
PERMIT	30	0
FEDERAL GRANTS	12	0
TOTAL	191	22

Development Type	All Projects	Reg. Sig. Projects
COMMERCIAL	23	2
GENERAL PLAN	13	3
INDUSTRIAL	11	3
MIXED-USE	7	3
OFFICE	3	0
PUBLIC FACILITIES	83	7
RESIDENTIAL	38	3
TRANSPORTATION	13	1
TOTAL	191	22

Projects By County	All Projects	Reg. Sig. Projects
IMPERIAL	32	2
LOS ANGELES	91	11
ORANGE	20	4
RIVERSIDE	17	1
SAN BERNADINO	16	4
VENTURA	10	0
OTHER /OUTSIDE SCAG	5	0
TOTAL	191	22

INTERGOVERNMENTAL REVIEW

SCAG's Intergovernmental Review (IGR) Section is part of the Department of Performance Assessment and Implementation. The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documents are reviewed and an assessment is made on whether the project is consistent with or supports those specific policies.

See pages 4, 5 and 6
for a summary of
projects and page 7
for map of project
locations.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS INTERGOVERNMENTAL REVIEW SECTION



PROJECT DEVELOPMENT SUMMARY

January 2003 - Quarter 1 2003

JANUARY										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
SBCCOG	LA	El Segundo	1. Los Angeles AFB Specific Plan		MXU	1,308	560,000	30001	Y	Development over 4 sites, Two cities.
City of LA	LA	Los Angeles	2. Residential Development		RES	9	-	30006	N	Demolition and 9 unit apt. building.
SGVCOG	LA	S. Pasadena	3. Residential Development		RES	1	-	30007	N	Single family unit development.
WCCOG	LA	Santa Monica	4. Civic Center Specific Plan Update	62	MXU	675	815,000	30013	Y	Civic Center, mixed-used development.
SGVCOG	LA	Glendora	5. Commercial Building Development	1.56	COM	-	15,000	30017	N	Pre-school facility for 200 students.
City of LA	LA	Los Angeles	6. Antes Columbus Footbal Youth Ctr.		COM	-	32,380	30018	N	Mixed-use youth/community/commercial.
OCCOG	OR	Hunt. Beach	7. Pacific City	31.5	MXU	516	240,000	30003	Y	400-room hotel, Res/Com development.
SANBAG	SB	Victorville	8. SCLA Specific Plan Amendment	2620	IND	-	15,700,000	30002	Y	Industrial development. 15,700 jobs.
North LA	LA	Palmdale	9. Residential Development TTM 54058	163	RES	492	-	30033	N	492 single family lot subdivision.
SBCCOG	LA	R. Palos Verd.	10. Residential Development TTM 54223		RES	109	12,000	30035	N	Age restricted senior's complex.
SGVCOG	LA	West Covina	11. Residential Development TTM 53995	3	RES	39	-	30040	N	Single family homes
SGVCOG	LA	Glendora	12. Residential Development		RES	4	-	30051	N	Condominium Development
SGVCOG	LA	West Covina	13. Residential Development	1.9	RES	12	-	30057	N	Single family unit development.
WRCOG	RIV	Riverside Co.	14. Mesa Grande Res. Development	390	RES	499	-	30061	N	Single family unit development.
SANBAG	SB	Rialto	15. N. Rialto Warehouse/Dist. Center	220	IND	-	3,300,000	30026	Y	Regional distribution facility
SANBAG	SB	Highland	16. Residential Development TTM 16014		RES	271	-	30034	N	Single family unit development.
IVAG	IMP	El Centro	17. Industrial Incubator Facility		IND	-	18,000	30005	N	Single story, business/industrial facility.

See Page 6 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

Docs #: 84836

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS INTERGOVERNMENTAL REVIEW SECTION



PROJECT DEVELOPMENT SUMMARY

February 2003 - Quarter 1 2003

FEBRUARY										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
SGVCOG	LA	West Covina	18. Commercial Development	2.75	COM	-	16,171	30072	N	Development of three restaurants.
SGVCOG	LA	West Covina	19. Commercial Development		COM	-	19,860	30073	N	Development of a restaurant.
SGVCOG	LA	Pasadena	20. Pasadena Conference Center Exp.		COM	-	228,000	30075	N	Conference Center expansion
City of LA	LA	Los Angeles	21. Broadway/Manchester Shopping Ctr.		COM	-	84,995	30077	N	Retail shopping center.
SBCCOG	LA	Inglewood	22. The Home Stretch/Hollywood Park	60	COM	-	650,000	30092	Y	Retail / Restaurant Complex.
VCCG	VEN	Oxnard	23. Commercial Development		COM	-	2,750	30093	N	Gas station w/ convenience store.
SGVCOG	LA	West Covina	24. Residential Development	1.7	RES	14	-	30097	N	Single-family development.
City of LA	LA	Los Angeles	25. The Midnight Mission		COM	-	90,000	30109	N	Social services facility.
OCCG	OR	Orange	26. Archestone Gateway Project	20.6	RES	884	-	30100	Y	Multi-family unit development / 2 Cities.
CVAG	RIV	Indian Wells	27. Montelena at Indian Wells	23	RES	71	-	30102	N	Single-family development.
VCCG	VEN	Oxnard	28. Industrial Development	6	IND	-	87,820	30101	N	Two single-story industrial tilt-up buildings.

See Page 6 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

Docs #: 84836

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS INTERGOVERNMENTAL REVIEW SECTION



PROJECT DEVELOPMENT SUMMARY

March 2003 - Quarter 1 2003

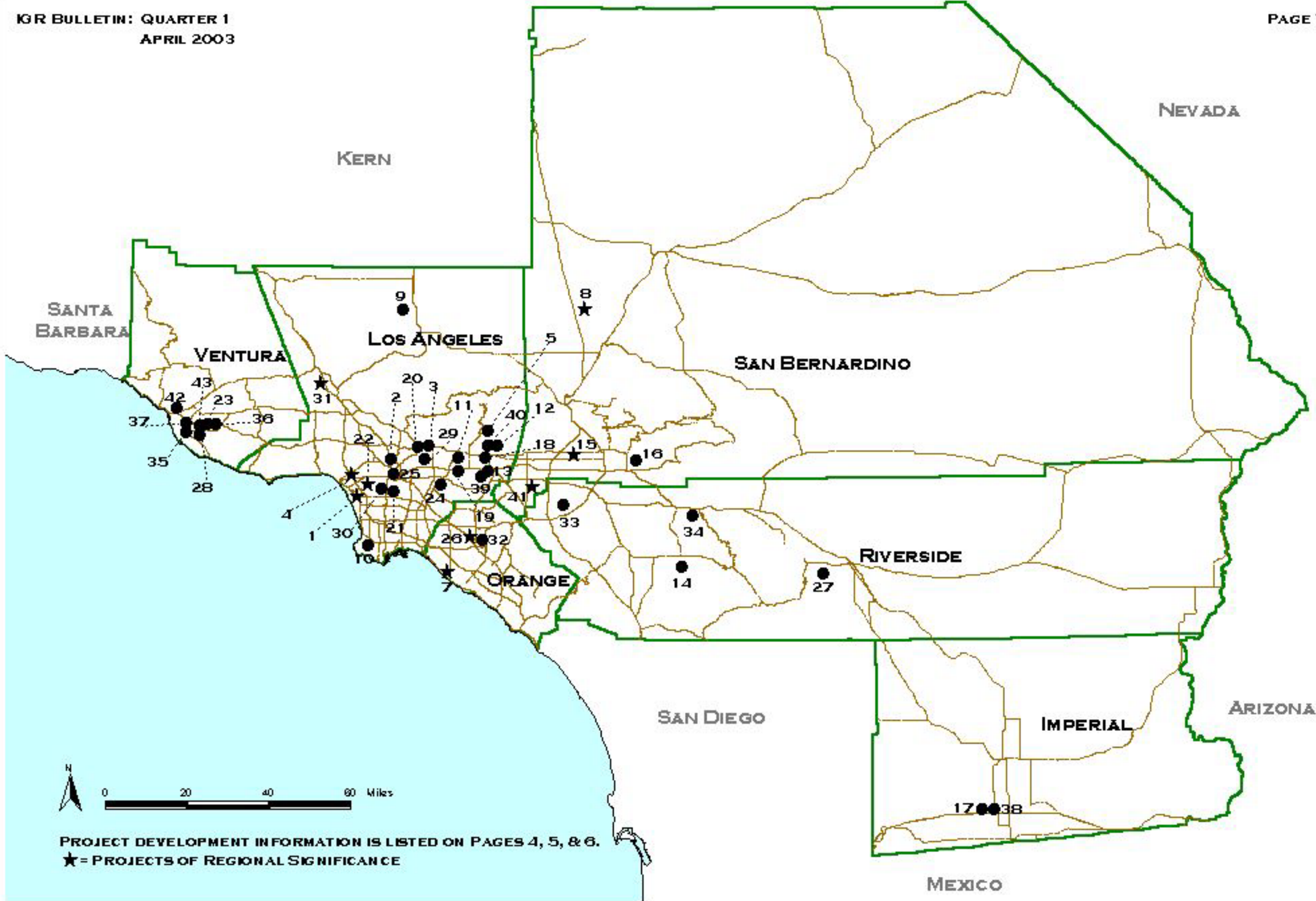
MARCH										
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
SGVCOG	LA	So. Pasadena	29. Residential Development	0.25	RES	3	-	30123	N	3 unit condo development
SBCCOG	LA	Ingelwood	30. Residential Development	37	RES	395	-	30141	N	Single-family units, neighborhood setting.
North LA	LA	Santa Clarita	31. Lyons Ranch	350	RES	831	-	30146	Y	Res. development w/ unit mix and config.
OCCG	LA	Orange	32. Citadel Medical Office Building	3.71	OFC	-	217,706	30129	N	Two medical office buildings.
WRCOG	RIV	Norco	33. Creekside Ranch Specific Plan	429	RES	372	-	30145	N	Res. development, large lots for animals.
WRCOG	RIV	Beaumont	34. Beaumont Retail Partners SP	22.68	COM	-	226,082	30150	N	Commercial shopping center.
VCCG	VEN	Oxnard	35. Mandalay Beach Executive Apts.	0.38	RES	7	-	30119	N	Apartment units.
VCCG	VEN	Oxnard	36. Industrial Development	2	IND	-	23,182	30137	N	Two industrial tilt-up buildings.
VCCG	VEN	Oxnard	37. Channel Island Floor Coverings	1.06	MXU	-	19,000	30138	N	Mixed-use facility, commercial/industrial.
IVAG	IMP	El Centro	38. El Centro Fed. Magistrate Court Bldg.	4.4	OFC	-	52,764	30179	N	Federal court building and offices.
SGVCOG	LA	West Covina	39. West Covina Royal Townhouses	2.53	RES	38	-	30168	N	Townhouse units, eight buildings.
SGVCOG	LA	Glendora	40. Mixed-Use Development		MXU	-	13,500	30170	N	Office/Retail building.
SANBAG	SB	Chino	41. Industrial Development	46.3	IND	-	1,001,000	30158	Y	Tilt-up industrial warehouse building.
VCCG	VEN	San B'ventura	42. Residential Development	0.43	RES	4	-	30172	N	Four single-family homes.
VCCG	VEN	Oxnard	43. Industrial Development		IND	-	24,118	30190	N	Three industrial buildings proposed.

See Page 6 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

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PROJECT DEVELOPMENT LOCATIONS 1ST QUARTER 2003



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS



QUARTER 1
2003**IGR YEAR 2002 ACTIVITY REPORT**

The Intergovernmental Review Year 2002 Activity Report is now complete and available. The Report is a summary on project activity and development potential in the region based on documentation received by the SCAG's Intergovernmental Review Section. Documentation for projects, local plans and programs, including projects of regional significance are received by SCAG for review and comment. SCAG is the designated Metropolitan Planning Organization for Southern California, responsible for addressing and resolving regional issues and planning for six counties, 187 cities and 14 subregions. The SCAG Region includes Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties. The following are some of the highlights of the report:

- For the Year 2002, SCAG's IGR Section received, logged and reviewed over 670 documents for a variety of projects, programs and plans within the six County SCAG region. Documentation was received for over 140 projects of regional significance. The majority of documentation received was from Los Angeles, Riverside and Orange Counties. The documentation received was for projects related to public facilities, residential development and general plan preparation and amendments.
- Documentation was received on 254 projects related to commercial, industrial, mixed-use, office and residential development activity. Approximately 140 projects will result in proposed development activity. The development activity is summarized as follows:
 - **Commercial:** There is a development potential of approximately 3.6 million square feet of commercial space. The majority of the proposed new commercial development will occur in Los Angeles County.
 - **Industrial:** Approximately 9 million square feet of industrial space is proposed for development. The majority of the new industrial development will occur in Los Angeles County.
 - **Mixed-Used:** There is a development potential of approximately 20,400 residential units along with approximately 33 million square feet of a mix of commercial, industrial and office space. The majority of the new mixed-use development will occur in Los Angeles County.
 - **Office:** Approximately 294,000 square feet of office space is proposed for development. The majority of new office development will occur in Los Angeles County.
 - **Residential:** There is a development potential of approximately 22,100 residential units. The majority of the new residential units will be developed in Riverside County.

The Intergovernmental Review Year 2002 Activity Report and Executive Summary can also be viewed on the web at www.scag.ca.gov/igr. For more information contact Jeffrey Smith, Senior Regional Planner, at (213) 236-1867.



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